020.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,100 / 796,100
					USE VALUE:	796,100 / 796,100
					ASSESSED:	796,100 / 796,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		SPY POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE YEEMAN S/TRUSTEE
Owner 2:	YEEMAN S LEE TRUST
Owner 3:	
Street 1:	4015 CAMERO AVENUE
Street 2:	
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry: Own Occ: N
Postal:	90027 Type:

PREVIOUS OWNER

Owner 1:	LEE YEEMAN SALLY -
Owner 2:	-
Street 1:	4015 CAMERO AVENUE
Twn/City:	LOS ANGELES
St/Prov:	CA Cntry:
Postal:	90027

NARRATIVE DESCRIPTION

This parcel contains .194 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Vinyl Exterior and 1898 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8465.000	223,200		572,900	796,100
Total Card	0.194	223,200		572,900	796,100
Total Parcel	0.194	223,200		572,900	796,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.35 /Parcel: 419.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14086

GIS Ref

GIS Ref

Insp Date 12/16/17

!1656!

PREVIOUS ASSESSMENT

Parcel ID 020.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,200	0	8,465.	572,900	796,100		Year end	12/23/2021
2021	101	FV	215,800	0	8,465.	572,900	788,700		Year End Roll	12/10/2020
2020	101	FV	215,800	0	8,465.	572,900	788,700	788,700	Year End Roll	12/18/2019
2019	101	FV	198,300	0	8,465.	741,300	939,600	939,600	Year End Roll	1/3/2019
2018	101	FV	175,500	0	8,465.	471,800	647,300	647,300	Year End Roll	12/20/2017
2017	101	FV	175,500	0	8,465.	431,300	606,800	606,800	Year End Roll	1/3/2017
2016	101	FV	175,500	0	8,465.	350,500	526,000	526,000	Year End	1/4/2016
2015	101	FV	175,900	0	8,465.	350,500	526,400	526,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:21:13

LAST REV

Date	Time
03/18/20	08:39:05
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1656

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE YEEMAN SALL	65927-480		8/18/2015	Convenience	99	No	No		
FIRST WISCONSIN	23799-129		10/18/1993		187,000	No	No		Y

USER DEFINED

Prior Id # 1:	14086
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	64	Re-Roof	7,000	C				
4/28/2016	534	Add Bath	16,500					add bath in bsmt

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Inspected	BS	Barbara S
11/29/2017	MEAS&NOTICE	BS	Barbara S
5/11/2009	Meas/Inspect	372	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8465		Sq. Ft.	Site		0	85.	0.80	2									572,857						572,900	

Total AC/HA:	0.19433	Total SF/SM:	8465	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	572,857	Spl Credit		Total:	572,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	102250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323410
Depreciation:	100257
Depreciated Total:	223153

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

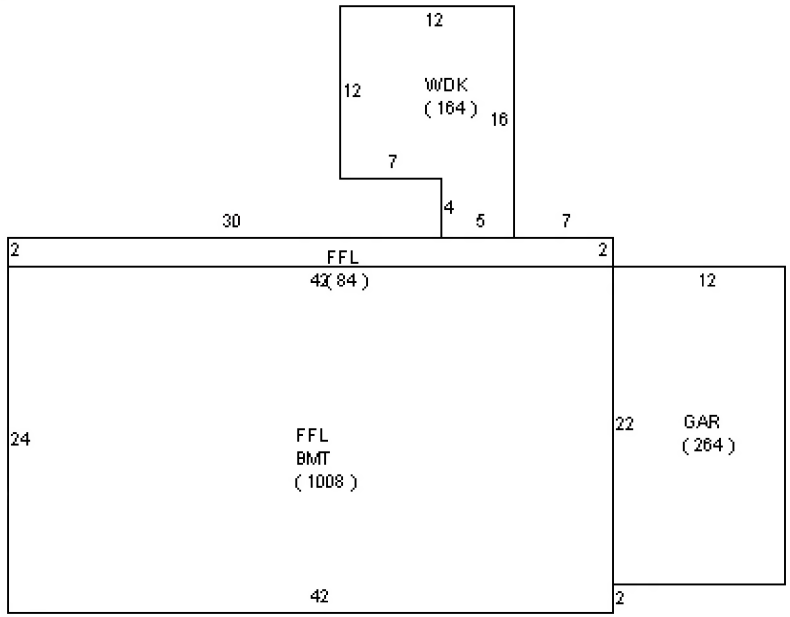
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	88.29
Final Total:	223200	Val/Su SzAd	204.40

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	134.990	147,405
BMT	Basement	1,008	64.790	65,312
GAR	Garage	264	24.470	6,459
WDK	Deck	164	12.100	1,984

Net Sketched Area: 2,528 | Total: 221,160

Size Ad 1092 | Gross Area 2528 | FinArea 1898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 020.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: